



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 4-4-00 SW 136th Ave. (Approximately 1,320 Ft. North of SW of 26th St)

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Pine Meadow Estates

REPORT IN BRIEF: The applicant requests site plan approval for four single family fee simple residential lots, an internal private access road and perimeter landscaping along SW 136th Avenue and the south perimeter. The site is located on the west side of SW 136th Avenue north of SW 24th Street. The lot sizes vary from 36,591 square feet to 58,022 square feet. The total site area will be 4.63 acres. All common landscaped areas will be maintained by a homeowners association.

PREVIOUS ACTIONS: None

CONCURRENCES: Motion to approve based on staff's recommendations one through seven (motion carried 4-0, July 11, 2000 Sam Engle absent).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 4-6-00 subject to the conditions listed below prior to the issuance of a building permit.*

1. Reflecting a defined property line for each lot on the site plan.
2. Reflecting the 20' landscape buffer along SW 136th Avenue and moving the proposed landscape material 10' to the west on the landscape plan.
3. Providing the Royal Palms and Ligustrum trees along the south landscape buffer to the west end of the property.
4. Specifying OA. heights for the Royal Palms along the access road and increasing the perimeter trees to 14-16' in height.
5. Providing a copy of the recorded plat.
6. Providing an executed Recreational Impact Fee Agreement.
7. Providing a copy of the Home Owners Association Documents which provide for the maintenance of the roadway and common area landscaping along SW 136th Avenue and the private roadway.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 4-4-00
Pine Meadow Estates

Item No.

Revisions:

Exhibit "A":

Original Report Date: July 7, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Alice U. Butler & David Clark

Address: 7499 Pembroke Rd.

City: Hollywood, FL.

Phone: (954) 765-7040

Agent:

Name: Associated Engineers

Address: 7499 Pembroke Rd.

City: Davie, Fl.

Phone: (954) 584-0060

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: SW 136th Ave. (Approximately 1,320 Ft. North of SW of 26th St.)

Land Use Plan Designation: Residential Estate

Zoning: R-1 (Residential 1du/ac)

Existing Use: The subject site is currently undeveloped

Surrounding Land Use:

North: Single Family Residential

South: Single family residential

East: Single family Residential

West: Single family Residential

Surrounding Zoning:

North: R-1 (Residential District 1du/ac)

South: R-1 (Residential District 1du/ac)

East: A-1 (Agricultural District 1du/ac)

West: R-1 (Residential District 1du/ac)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for four single family fee simple residential lots, an internal private access road and perimeter landscaping along SW 136th avenue and the south perimeter. The site is located on the west side of SW 136th avenue north of SW 24th Street. The lot sizes vary from 36,591 square feet to 58,022 square feet. The total site area will be 4.63 acres.
2. *Access:* Access to the site will be from SW 136th Avenue.
3. *Landscaping:* The landscape plan shows Calophyllum trees, Washingtonia Palms, Foxtail Palms and a continuous hedge of Cocoplum and groundcovers along SW 136th Avenue. The south perimeter will be landscaped with Royal Palms, Ligustrum trees and a Cocoplum hedge along the internal access road. Live Oaks have also been provided as street trees along the internal road within the residential lots. All common landscaped areas will be maintained by a homeowners association.
4. *Signage:* Signage will be reviewed at a later date.
5. *Drainage:* All on site drainage will be dispersed into the retention swales with overflow into the CBDDN-25 Canal.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 which includes the westernmost section of the town north of Orange Drive and south of SW 14th Street, and bound by the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site is governed by the plat titled "Pine Meadow Estates" restricted to four (4) detached single family homes

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 4-4-00 subject to the following conditions prior to the issuance of a building permit.*

1. Reflecting a defined property line for each lot on the site plan.
2. Reflecting the 20' landscape buffer along SW 136th Avenue and moving the proposed landscape material 10' to the west on the landscape plan.
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Site Plan Committee

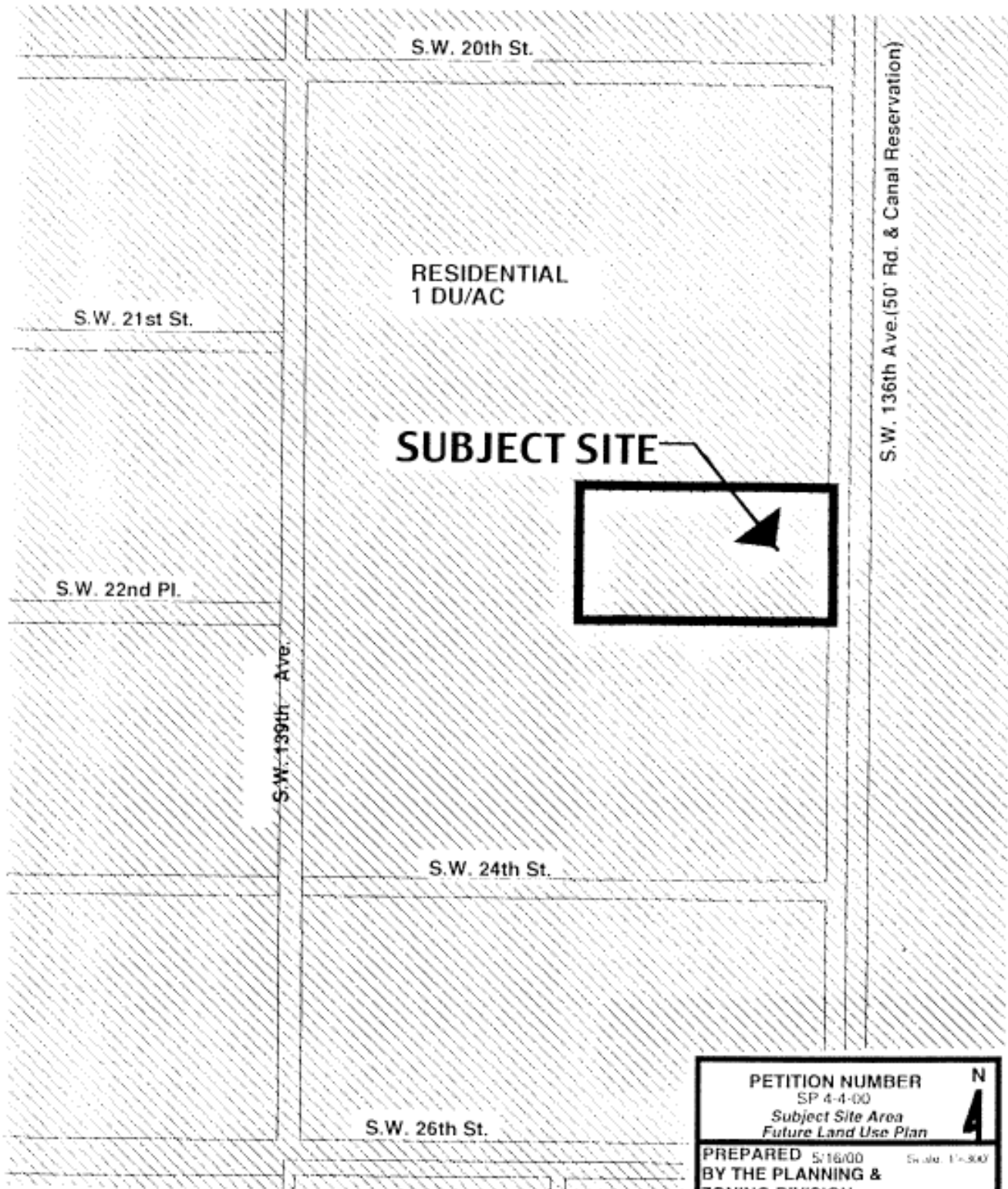
Site Plan Committee Recommendation: motion to recommend approval based on staff's recommendations one through seven (motion carried 4-0 July 11, 2000, Sam Engel absent).

Exhibits

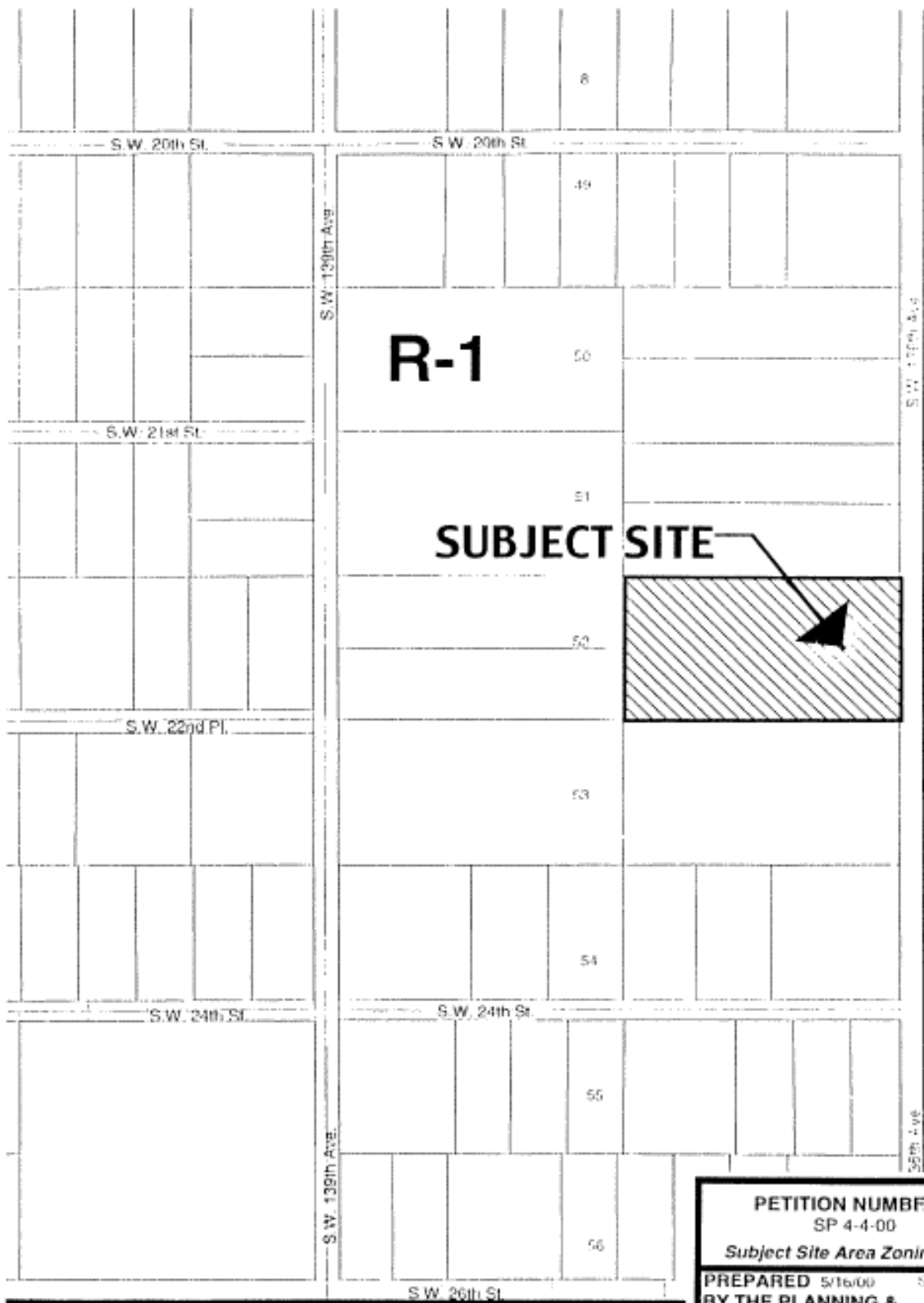
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 4-4-00		
<i>Subject Site Area Future Land Use Plan</i>		
PREPARED 5/16/00 BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
SP 4-4-00
Subject Site Area Zoning Map
PREPARED 5/16/00 BY THE PLANNING & ZONING DIVISION
Scale 1"=100'
N

SW 21 STREET

SW 136 AVE

SW 139 AVE

**SUBJECT
SITE**

SW 22 PLACE

SW 24 STREET

SW 26 STREET



DATE FLOWN
JANUARY 1998
SCALE: nts
SP 4-4-00